

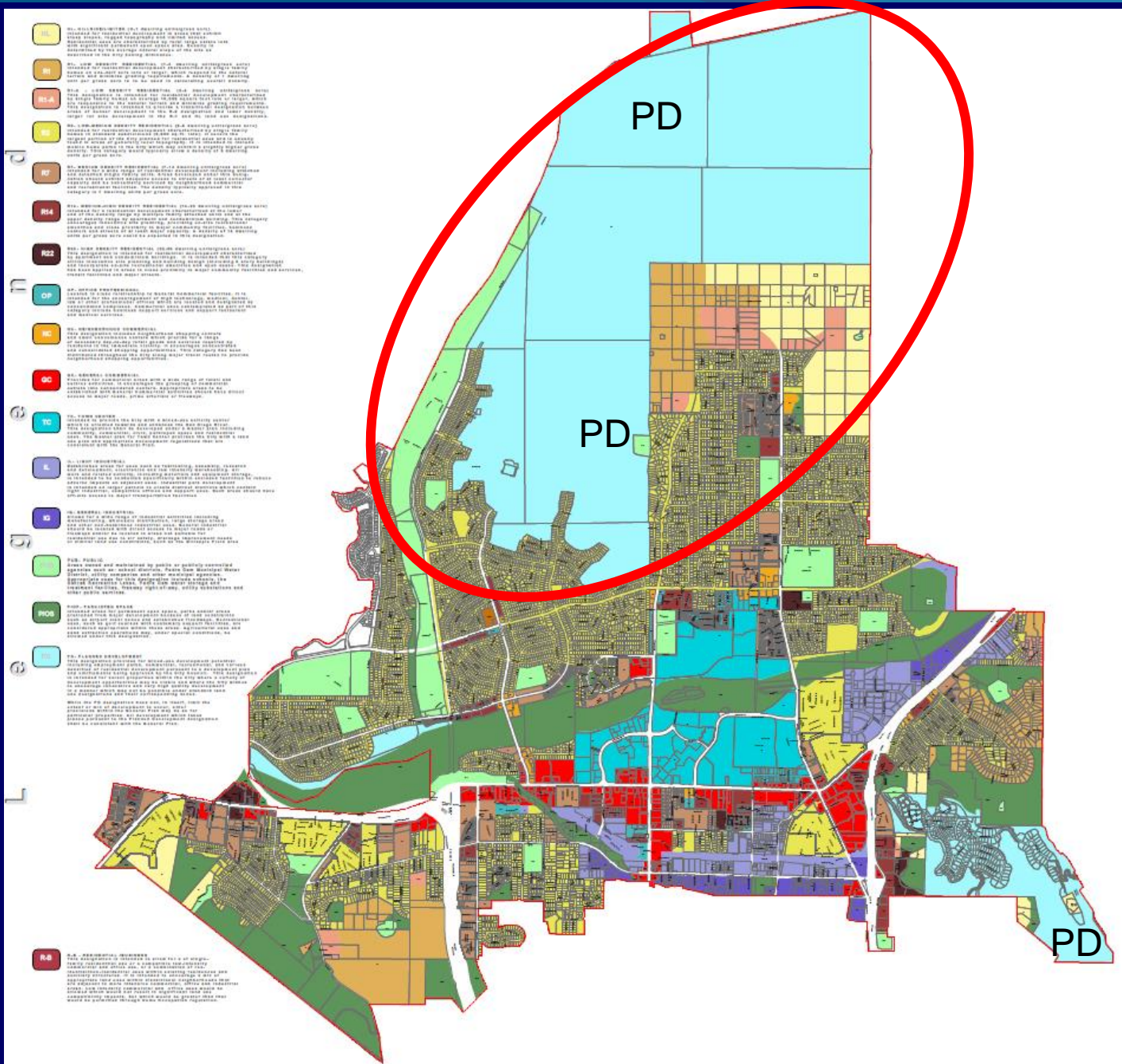
Update: Fanita Ranch Project The Applications



Council Workshop

MAY 8, 2019





General Plan Land Use Map



PROJECT APPLICATIONS

(August 2017)

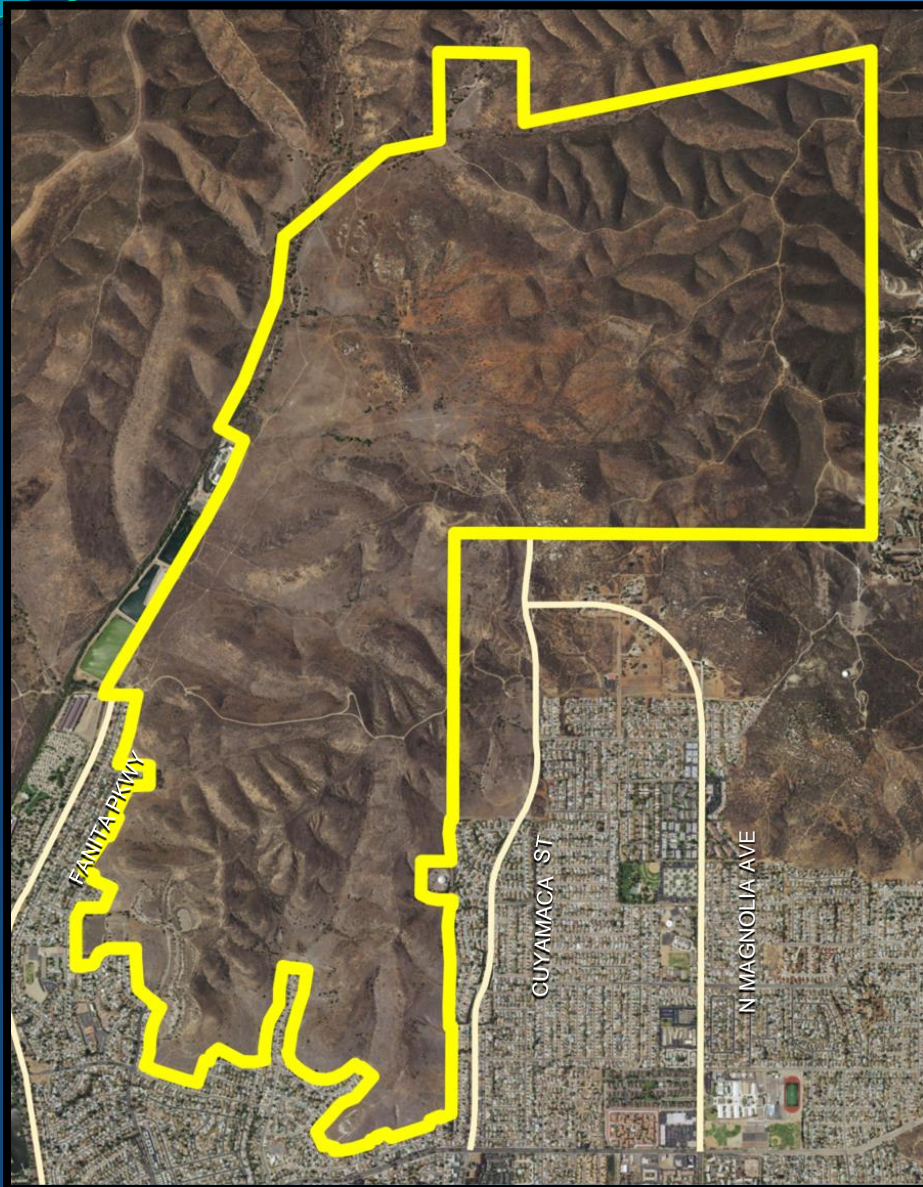
General Plan Amendment

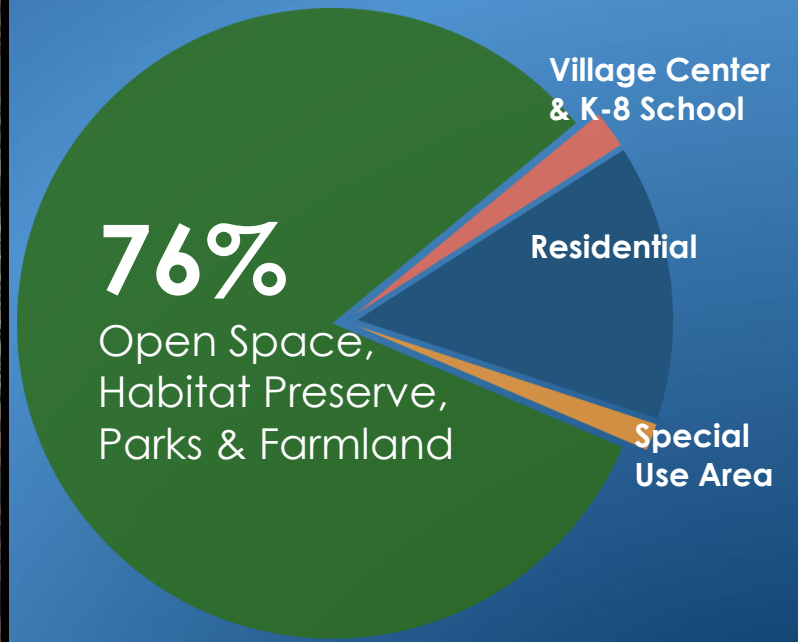
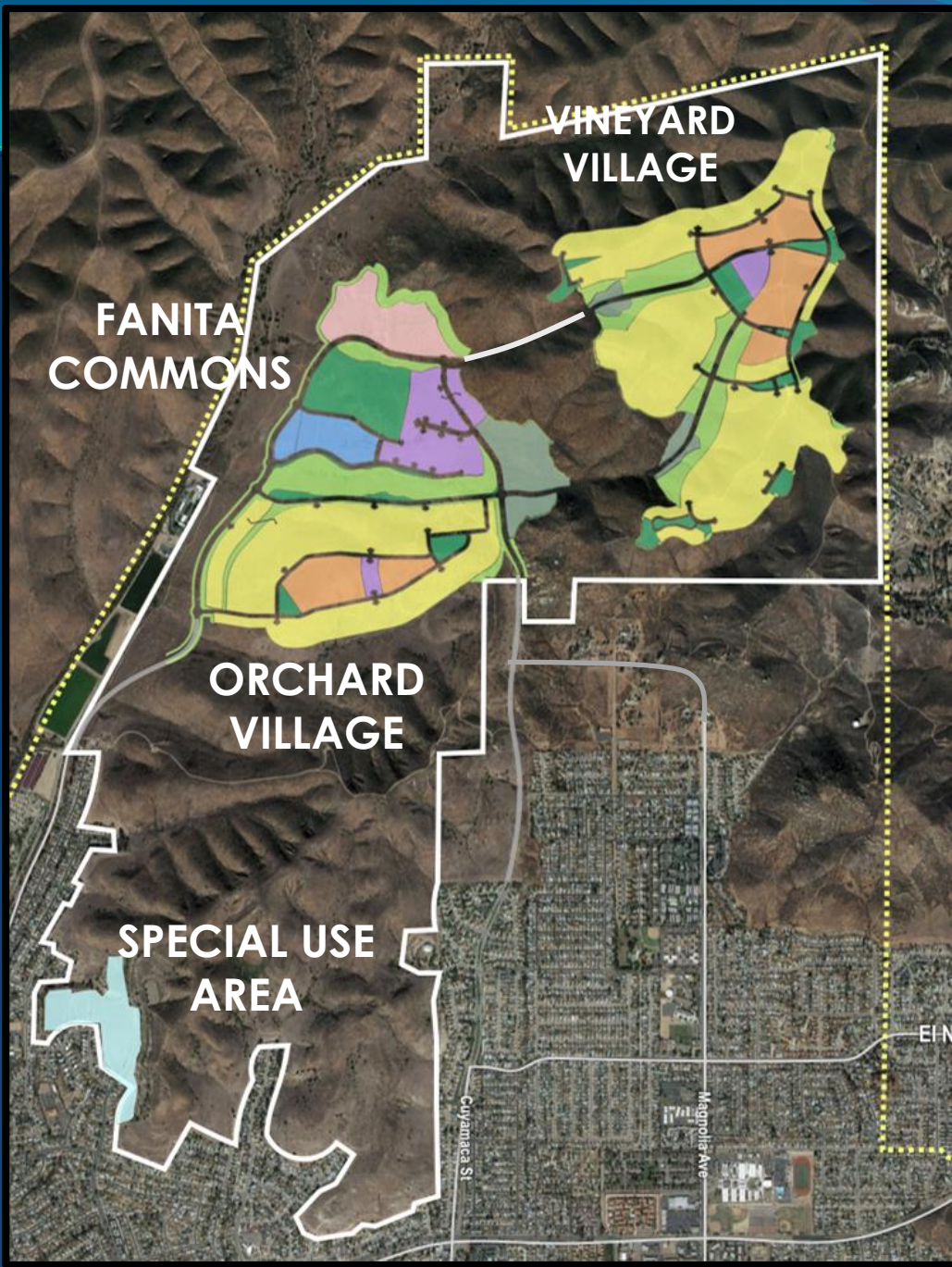
Specific Plan

Rezone

Tentative Map

Development Review Permit





Fanita Ranch





Village Center
10- 50 dwelling units per acre



Medium Density Residential
8 - 25 dwelling units/acre



Low Density Residential
4 - 10 dwelling units/acre



PROJECT BY THE NUMBERS

Dwelling Units: 2,949

435 in the Village Center Areas

445 Active Adult Homes

797 Medium Density Residential Homes

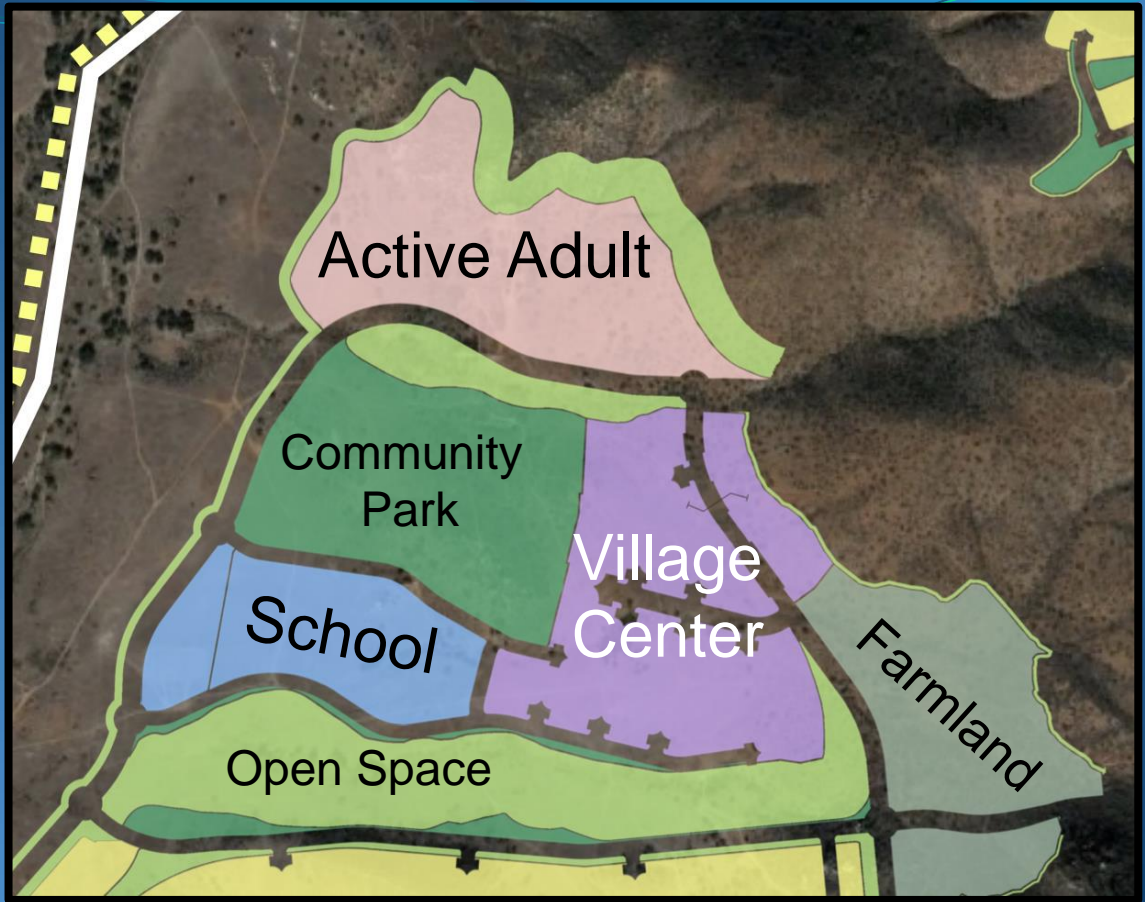
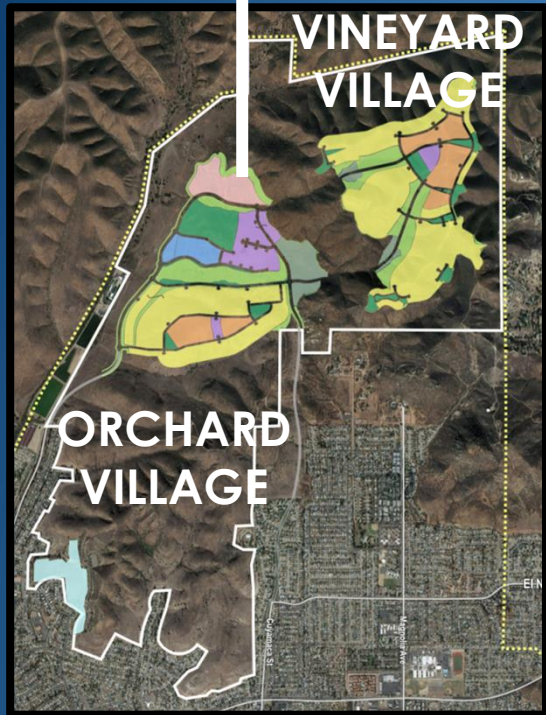
1,272 Low Density Residential Homes

Commercial Square Footage: 80,000 Square Feet

Project Attributes



FANITA COMMONS



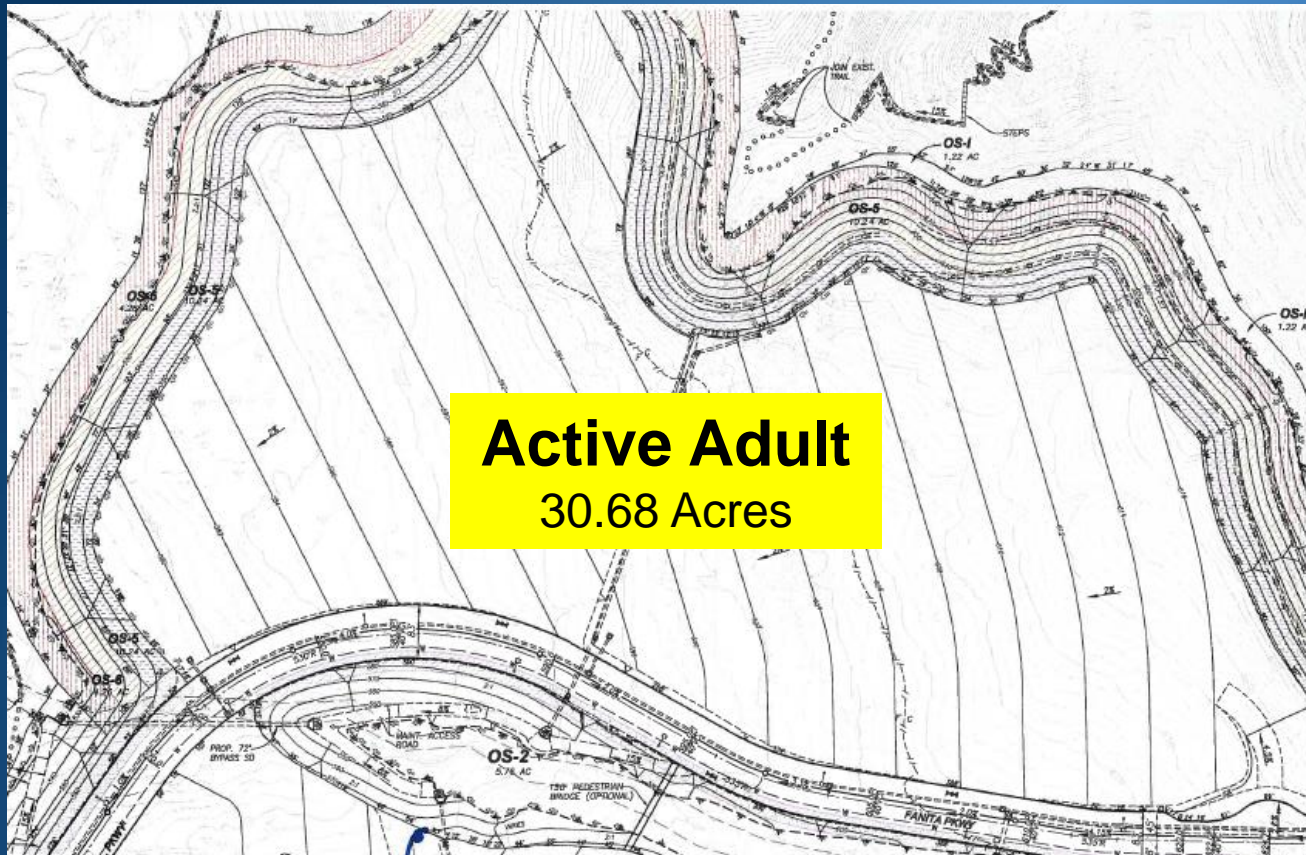
Detailed Fanita
Ranch Site Plan



FANITA COMMONS



Active Adult Area
5-25 dwelling units/acre



**Detailed Fanita
Ranch Site Plan**



FANITA COMMONS

PARKS Santee & RECREATION

SPECIAL EVENTS ■ CAMPS ■ CLASSES ■ SKATE PARK ■ TEENS ■ SENIORS



Community Park

31.4 Acres

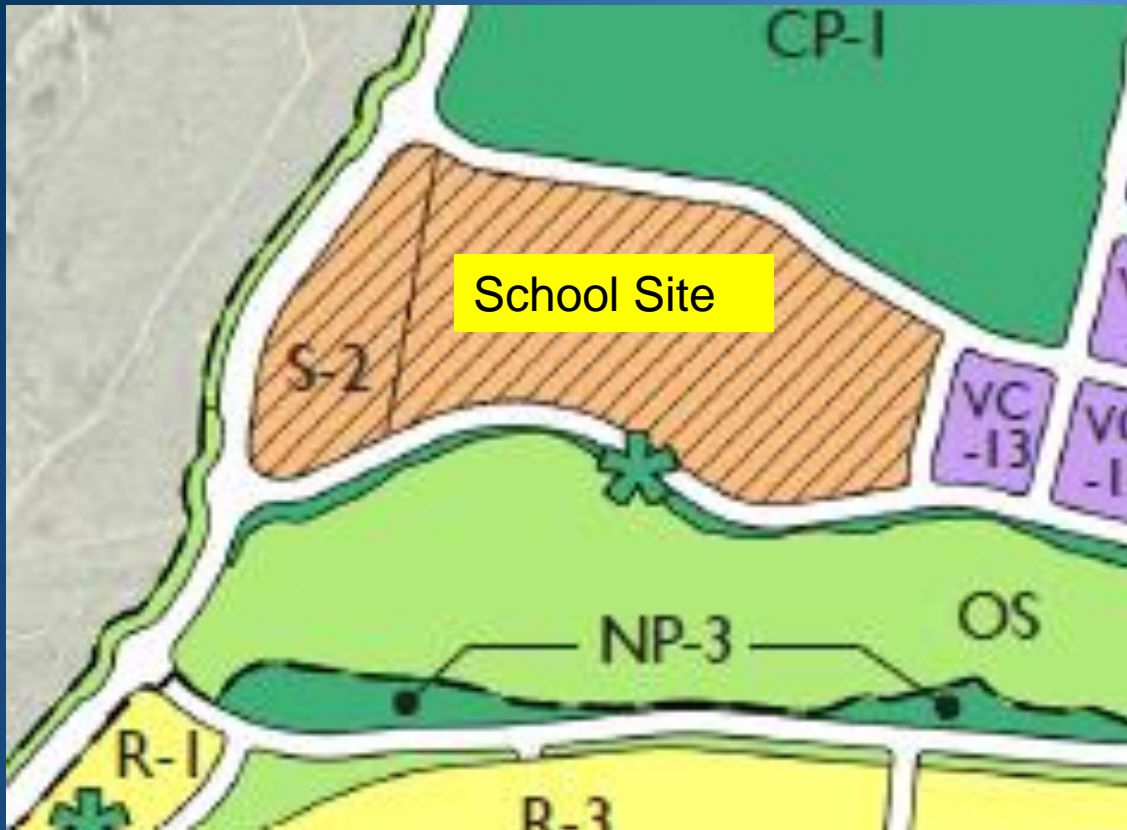
Community Park



FANITA COMMONS

SCHOOL SITE

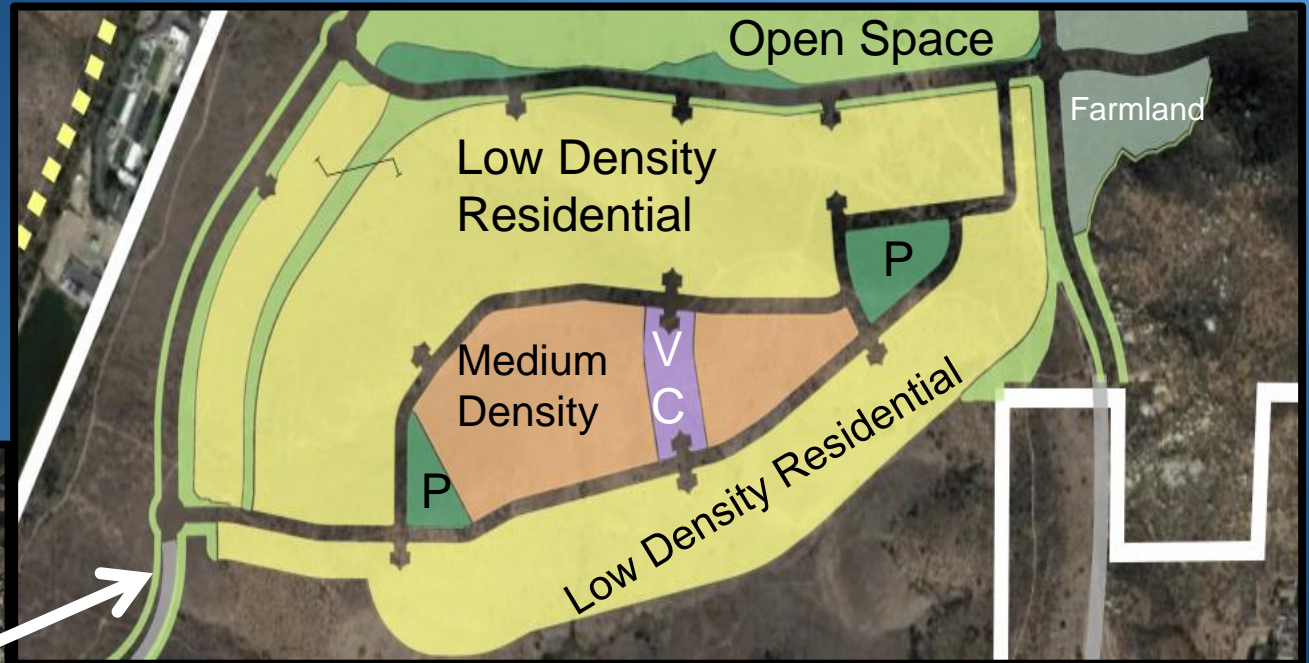
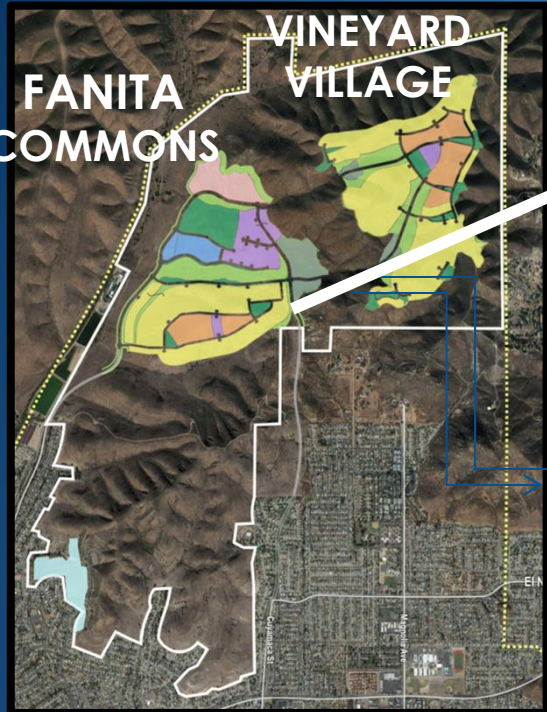
K -8 Public School Site



Public School



ORCHARD VILLAGE



Detailed Fanita
Ranch Site Plan



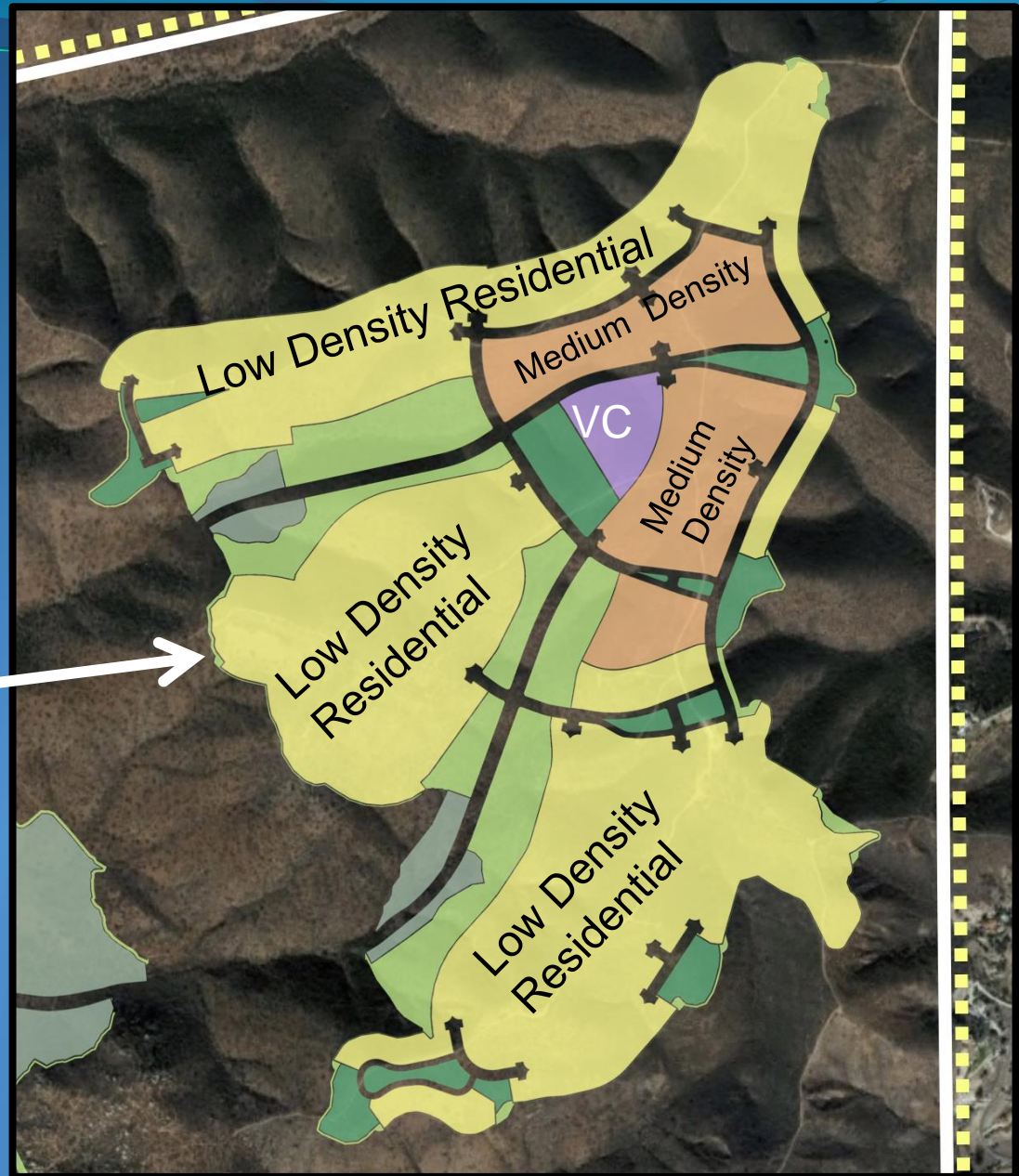
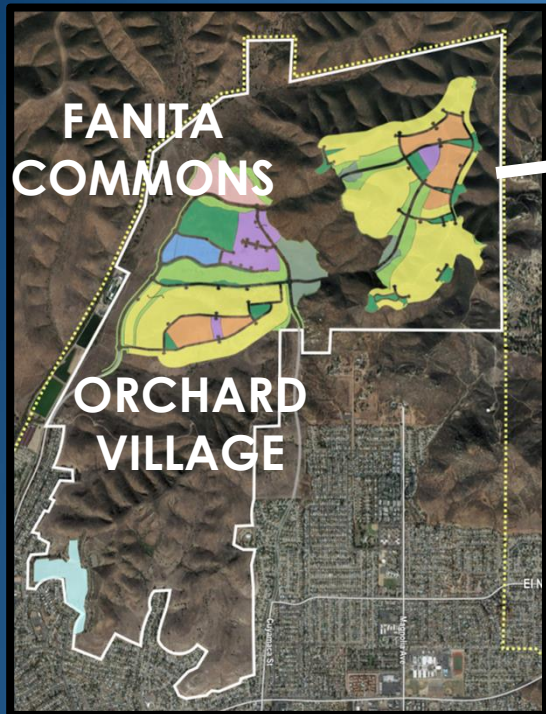
ORCHARD VILLAGE



Agricultural Land



VINEYARD VILLAGE

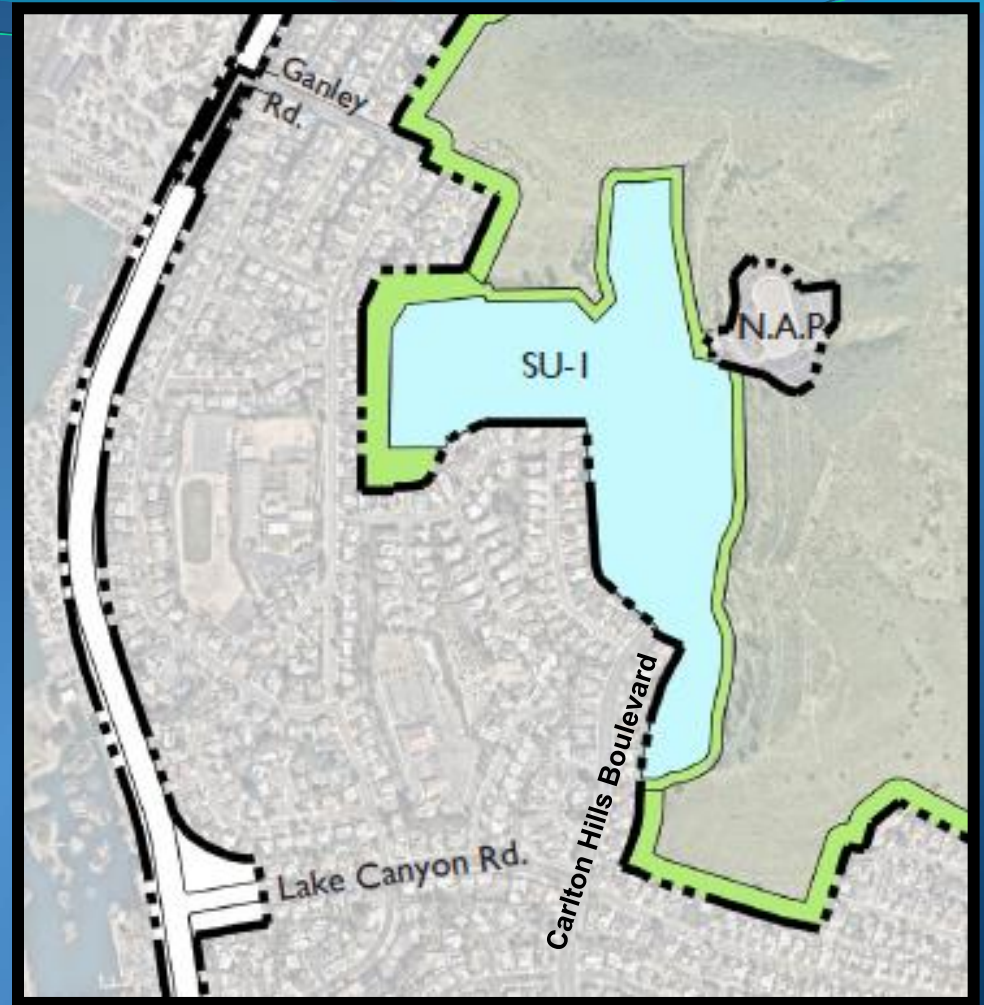
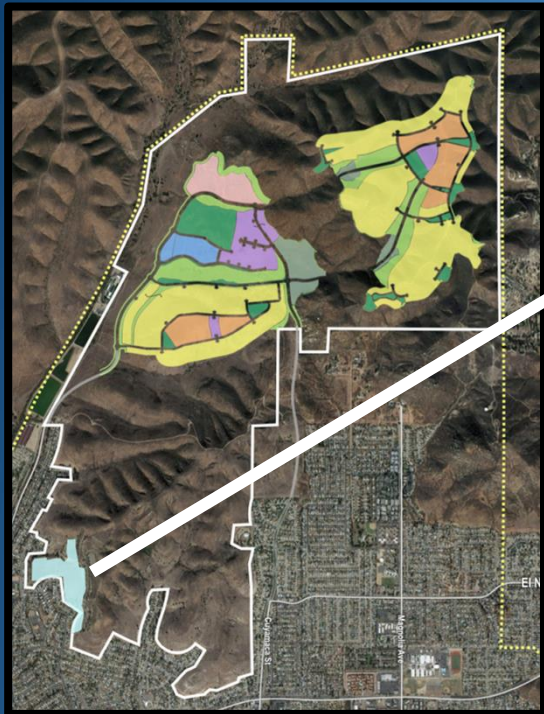




INTERMISSION



SPECIAL USE AREA



Special Use Area



PARKS

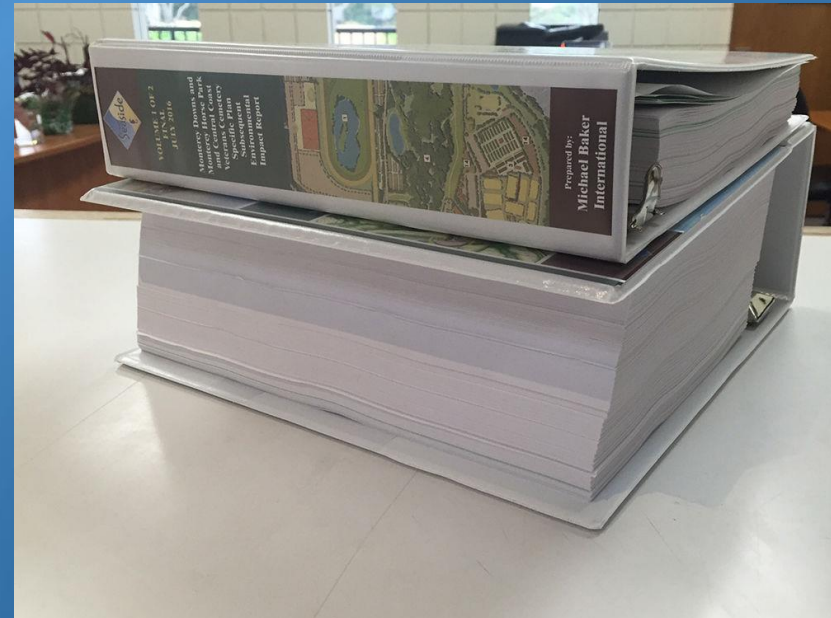
- 72 acres of parks
 - 31-acre community park
 - 8 Neighborhood Parks)
 - 31 Mini-Parks
- Trails
 - Interior to development
 - Connections with Regional Trail System

Recreation



Environmental Impact Report

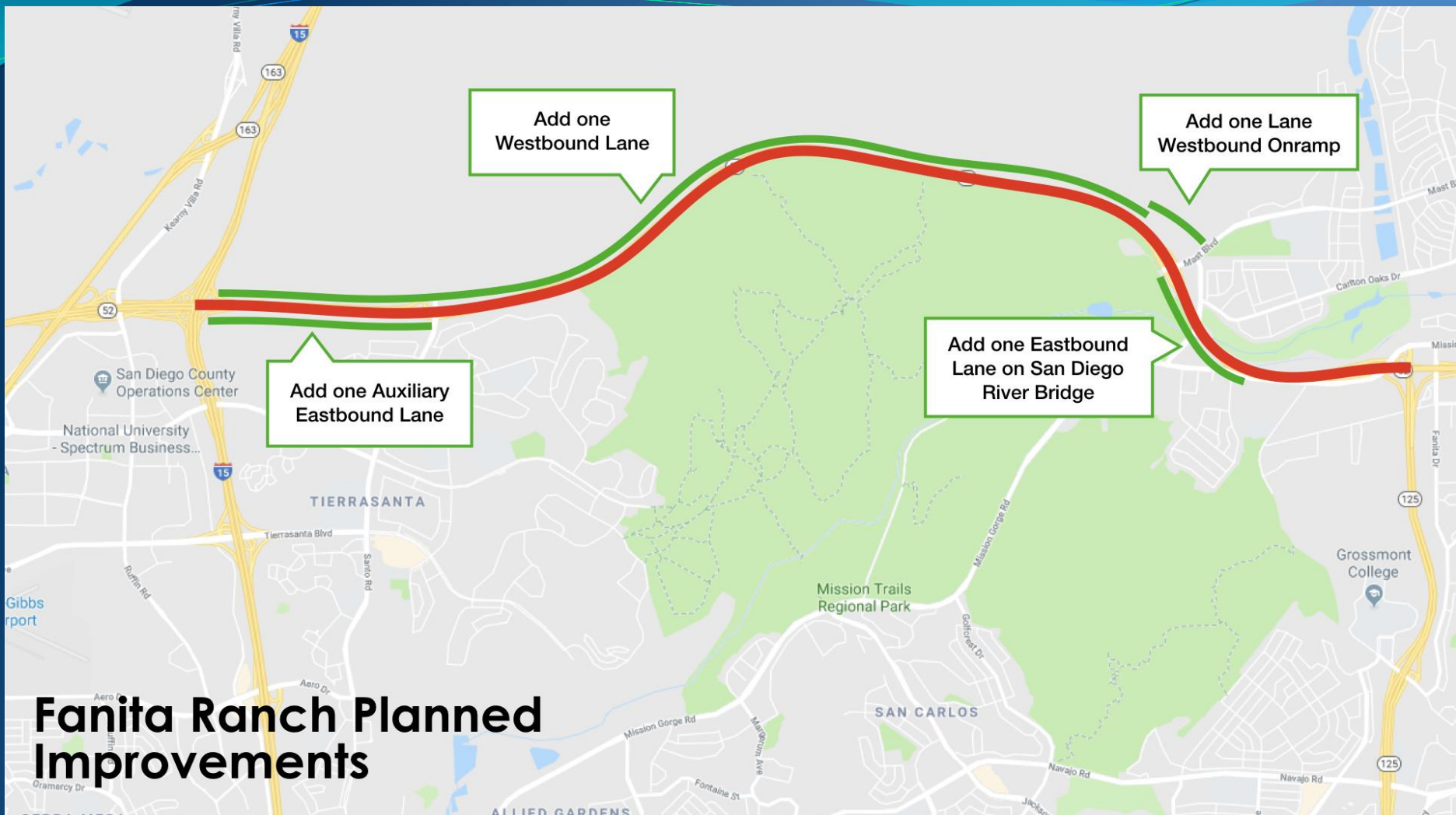
- Aesthetics
- Agriculture/Forestry Resources
- Air Quality
- Biological Resources
- Cultural Resources
- Geology / Soils
- Greenhouse Gas Emissions
- Hazards & Hazardous Materials
- Hydrology / Water Quality
- Land Use / Planning
- Mineral Resources
- Noise
- Population / Housing
- Public Services
- Recreation
- Transportation
- Utilities / Service Systems
- Mandatory Findings of Significance
- Tribal Cultural Resources
- Wildfire
- Energy



California Environmental Quality Act (CEQA) Process



Fanita Ranch Planned Improvements



How to Stay Informed

City Website

General Project Information
Notices of future workshops

Social Media

Visit Development Services Department



Questions / Comments

